



Second Floor

Total Area: 37.1 m<sup>2</sup> ... 400 ft<sup>2</sup>

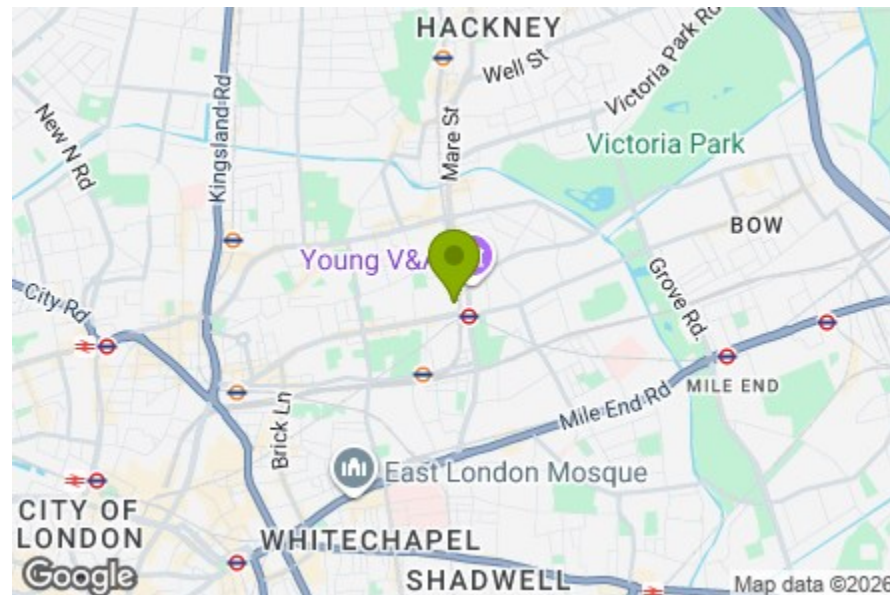
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room  
13'11" x 10'5"

Bedroom  
13'11" x 9'10"

Ensuite  
7'4" x 6'11"

Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 10-14 HOLLYBUSH GARDENS, BETHNAL Offers In Excess Of £385,000 Leasehold Studio



### Features:

- Second Floor Studio Apartment
- Handsome Victorian Warehouse Building
- Expansive Glazing
- Pale Engineered Oak Flooring
- Integrated Bosch Appliances
- MVHR System - Underfloor Heating - Air Source Heat Pumps
- Fifteen Minute Walk to Victoria Park
- Three Minute Walk to Bethnal Green Underground Station
- Seven Minute Walk to Bethnal Green Overground Station
- IMAGES ARE FROM SHOW HOME

Just moments from Bethnal Green station and the countless iconic destinations around it, this beautifully finished studio apartment sits on the second floor of a timeless Victorian warehouse building. Newly redeveloped, it's all box-fresh and ready to be enjoyed, with ample storage, high-spec appliances, contemporary fittings and pristine decor.

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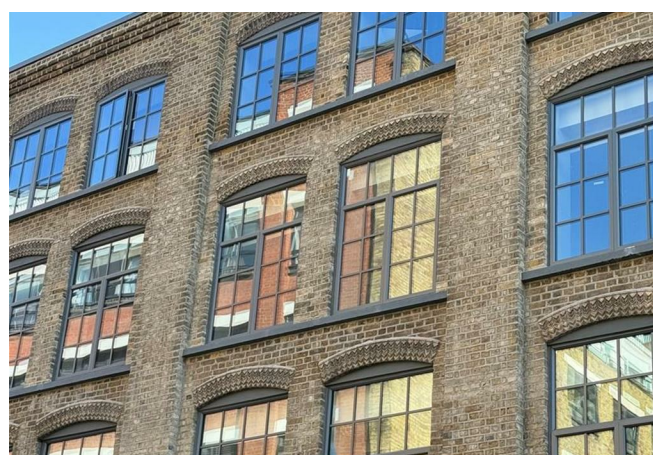
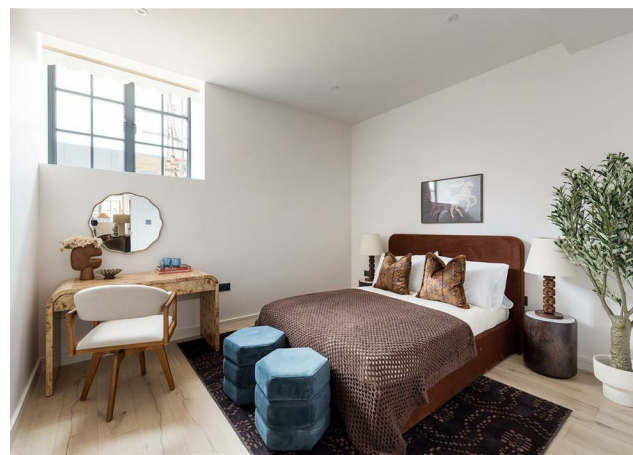
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#### IF YOU LIVED HERE...

This thriving part of East London offers an ever-evolving mix of hot spots, from established favourites like E Pellicci and The Camel to a constant stream of new launches, meaning there's always something new to discover.

Coming in at 400 square foot, the well-designed home offers separate kitchen/reception and self-contained bedroom area, with pristine engineered oak flooring running throughout and a clean, contemporary finish. The kitchen area features sleek units, integrated Bosch appliances and high-end fittings, while studio-style windows bring in plenty of natural light and enhance the timeless feel.

The bedroom is smartly decorated, while the bathroom is sleek and modern. There's also built-in storage off the hallway, and the whole apartment is designed for modern comfort, with expansive glazing, underfloor heating, a modern ventilation system and energy-efficient air source heat pumps. It's a win-win living in such an iconic Victorian building, but with all these contemporary fittings.

Another great juxtaposition; despite being located in such an urban setting, you've got plenty of green space nearby, including Victoria Park, which is of course home to world class festivals like All Points East and LIDO.

Transport options are excellent in this area, with a range of bus routes nearby and Bethnal Green station within easy reach. The Central line and Overground are served by two separate stops, around five and ten minutes away respectively.

#### WHAT ELSE?

- You're in luck when it comes to local pubs as there are some truly iconic institutions within a short walk. Both The Camel and The Florist are excellent choices for a pint and a catch up with friends before or after showing off your new home.
- With a similar amount of heritage, you've also got Beigel Bake Brick Lane Bakery nearby, as well as newer ventures such as the stylish Rochelle Canteen, a favourite with the fashion set.
- You've got a selection of fantastically unique markets within a mile or so; Columbia Road Flower Market, Broadway Market, Mare Street Market. Start the day at the former with a tasty brunch, and finish at the latter with some brag-worthy street food.



#### A WORD FROM THE EXPERT...

"Bethnal Green has that rare balance of energy and ease - a neighbourhood that feels vibrant and creative, yet still genuinely liveable. There's a strong sense of community here, with a mix of long-standing East End character and a new wave of independent cafés, restaurants and bars that give the area its edge.

The beautifully reimaged Young V&A has become a real focal point for the area, and on Sundays, a short stroll takes you to Columbia Road Flower Market - one of East London's most iconic spots, full of colour, independent shops and great coffee.

Food and drink are a big part of the lifestyle here. You've got the much-loved E Pellicci for classic East End breakfasts, alongside favourites like Arepa & Co Bethnal Green and The Solo Kitchen & Bar for more contemporary dining. Evenings are well covered too, whether it's cocktails at Satan's Whiskers or something more relaxed at The Sun Tavern.

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